

BOOK 243

NANCY E. BALDWIN)	GRANTORS
)	
TO)	WARRANTY DEED
)	RESERVING LIFE ESTATE
)	
SCOTTY WILLARD BALDWIN ET AL)	GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, that I, NANCY E. BALDWIN, do hereby bargain, sell, convey, and warrant unto SCOTTY WILLARD BALDWIN and RANDALL DOYLE BALDWIN, as tenants in common, the following described property being situated in the State of Mississippi, County of DeSoto, being more particularly described as follows, to-wit, subject to the limitations set out hereafter:

One (1) acre more or less in the Northeast one quarter of Section 4, Township 2, Range 6 West, more particularly described as beginning at the Southeast corner of the Wallace J. Youngblood's 13-1/3 acre tract, said point being 836 feet East of the Northwest corner of the Northeast quarter and 902 feet South of the North section line of Section 4, Township 2, Range 6; thence West along the South line of the Youngblood tract, a distance of 210 feet to a stake; thence North and Parallel with the Youngblood West line, a distance of 210 feet to a stake; thence East and parallel with the Youngblood South line, a distance of 210 feet to a stake in the Youngblood's East line; thence South along the said Youngblood East line, a distance of 210 feet to the point of beginning, being one (1) acre out of the South east corner of the Grantor's 17-1/3 acre tract, originally conveyed to the Grantors herein by J.A. Doddridge Et Ux by deed dated July 23, 1948 and recorded in Book 35, Page 539 of the Land Deed Records of said County.

Less and Except One-Half acre more or less in the Northeast one quarter of Section 4, Township 2, Range 6 West, more particularly described as beginning at a point 836 feet East of the Northwest Corner of the Southeast Quarter of said section and 692 feet South of the North line of said Section 4, said point being the Northeast Corner of the B.Ray Baldwin one acre tract as described in Warranty Deed Book 67 at page 467 of the Land Records of DeSoto County, Mississippi; THENCE south along the East line of the Baldwin one acre tract 105 feet more or less to a point; THENCE West and parallel to the North line of said Baldwin one acre tract 210 feet more or less to a point, said point being in the West line of the Baldwin one acre tract; THENCE North along the West line of the Baldwin one acre tract 210 feet more or less to a point, said point being the Northwest Corner of the Baldwin one acre tract; THENCE East along the North line of the Baldwin one acre tract 210 feet more or less to a point, said point being the point of beginning of the herein conveyed one-half acre tract.

This conveyance also includes the permanent right of ingress and egress across the land granted to the Grantor herein to Sandridge Road in a prior instrument.

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The Grantor herein does hereby reserve unto herself a life estate in and to the property conveyed above for the term of her natural life which includes the right to use, possession, and control of said property.

The warranty in this deed is subject to subdivision and zoning regulations in effect for the DeSoto County, Mississippi, and to easements for public roads and public utilities of record.

Possession is given with delivery of the deed. Taxes are prorated for 1989 and Grantees shall pay hereafter.

WITNESS MY SIGNATURE THIS 12th DAY OF March, 1992.

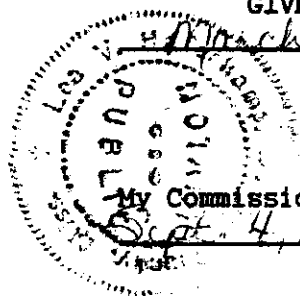
Nancy E Baldwin
NANCY E. BALDWIN, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named NANCY E. BALDWIN, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the date and year shown thereon as her free and voluntary act and for the purposes therein expressed.

GIVEN UNDER my hand and seal of office, this the 12th day of March, 1992.

Lea Vann Hefetz
NOTARY PUBLIC



Grantor(s) address: 8639 Sandridge Road
Olive Branch, Mississippi 38654
(601) 895-2428; Retired, work # same

Grantee(s) address: 8639 Sandridge Road
Olive Branch, Mississippi 39654
(601) 895-2428; Work # same

Please record and return to: Wallace C. Anderson, Attorney
P.O. Box 64
Olive Branch, Mississippi 38654
(601) 895-4390

No certification of title is expressed or implied. The description was furnished by the Grantor.

STATE MS-DESO TO CO. NO. 407
FILED

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RECORDED 3-17-92
DEED 243
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W.E. DAVIS CH. CLK.